

002285 REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO		1. CERTIFICATE NUMBER (FOR AUDITOR'S USE) <div style="text-align: right;">N/A 338</div>					
TO: CITY ATTORNEY		2. FROM (ORIGINATING DEPARTMENT): Real Estate Assets Department					
		3. DATE: May 14, 2008					
4. SUBJECT: Sale of City Owned Property to the San Diego Redevelopment Agency							
5. PRIMARY CONTACT (NAME, PHONE, & MAIL STA.) David Sandoval, 236-5548, 51A		6. SECONDARY CONTACT (NAME, PHONE & MAIL STA.) B. Lane MacKenzie, 236-6050, 51A					
		7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED <input type="checkbox"/>					
8. COMPLETE FOR ACCOUNTING PURPOSES							
FUND		9. ADDITIONAL INFORMATION / ESTIMATED COST: Fiscal Impact: \$1,383,550 to be deposited into Fund 38978 Thomas Guide Page: 1269 G- 4&5					
DEPT.							
ORGANIZATION							
OBJECT ACCOUNT							
JOB ORDER							
C.I.P. NUMBER							
AMOUNT							
10. ROUTING AND APPROVALS							
ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIGINATING DEPARTMENT	<i>[Signature]</i>	5/14/08	8	DEPUTY CHIEF	<i>[Signature]</i>	5/14/08
2	DSD/EAS	<i>[Signature]</i>	5/14/08	9			
3	EOCP MEMO 5-3-96	<i>[Signature]</i>		10	CITY ATTORNEY	<i>[Signature]</i>	5/15/08
4	C.F.O./F.M.	<i>[Signature]</i>	5/14/08	11	ORIGINATING DEPARTMENT	<i>[Signature]</i>	5/18/08
5	C.F.O./AUDITOR	<i>[Signature]</i>	5/14/08	DOCKET COORD: _____ COUNCIL LIAISON: <i>[Signature]</i> 5/19/08			
6	COUNCIL LIAISON			<input checked="" type="checkbox"/> COUNCIL PRESIDENT <input type="checkbox"/> SPOB <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO: _____ COUNCIL DATE: 12/21/08			
7							
11. PREPARATION OF: <input type="checkbox"/> RESOLUTION(S) <input type="checkbox"/> ORDINANCE(S) <input type="checkbox"/> AGREEMENT(S) <input type="checkbox"/> DEED(S)							
1. Authorize the execution of a Purchase and Sale Agreement, and subsequent grant deeds, between the City of San Diego and the Redevelopment Agency of San Diego for the sale of two parcels identified as Assessor Parcels 447-202-31&32, further listed on Attachment A.							
2. Authorize the Auditor to accept \$1,383,550 as payment for the referenced parcels and deposit said amount into the State Route 209 & 274 Cooperative Agreement with the State Fund 38978.							
11A. STAFF RECOMMENDATIONS: Approve the resolutions							
12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.) <u>COUNCIL DISTRICT(S): 3</u> <u>COMMUNITY AREA(S): CITY HEIGHTS</u> <u>ENVIRONMENTAL IMPACT:</u> This activity is categorically exempt from CEQA Guidelines pursuant to Section 15312 <u>DESCRIPTIVE LOCATION:</u> The two parcels are located on the West side of the I-15 corridor through City Heights <u>VALUE:</u> Staff has reviewed and approved the negotiated value of \$1,383,550 for the two parcels. <u>CITY CLERK INSTRUCTIONS:</u> DO NOT RECORD. Return documents to Real Estate Assets Department, Attention: B. Lane MacKenzie, M.S. 51A, for further handling.							

002287

EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO

DATE ISSUED: _____ REPORT NO: _____
ATTENTION: Council President and City Council
ORIGINATING DEPARTMENT: _____
SUBJECT: Sale of City owned property to the San Diego
Redevelopment Agency
COUNCIL DISTRICT: 3
CONTACT/PHONE NUMBER: B. Lane MacKenzie/ 236-6050

REQUESTED ACTION: Authorize the sale of two City owned property to the Redevelopment Agency.

STAFF RECOMMENDATION: Authorize the sale.

EXECUTIVE SUMMARY: In May of 2001 the City Council approved a Cooperative Agreement with the State of California for the transfer of then State Route 209 (Rosecrans Ave.) and State Route 274 (Balboa Ave.) to the City of San Diego. As part of this transfer the City also accepted seven parcels of excess State land from the State Route 15/40th Street corridor project. The purpose of this acceptance was that upon the eventual sale of the parcels, that the proceeds of sale would be deposited into an infrastructure fund specifically for the maintenance of those portions of then State Route 274 and State Route 209.

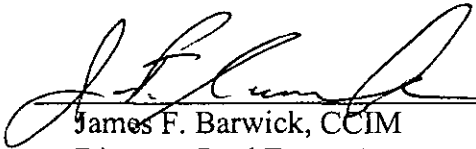
This action authorizes the sale of two of the aforementioned properties to the City's Redevelopment Agency. The agency intends to use the properties in conjunction with several projects in the City Heights community.

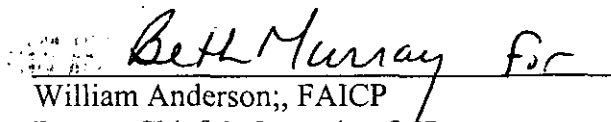
FISCAL CONSIDERATIONS: The purchase price of \$1,383,550 will be deposited into State Route 209 & 274 Cooperative Agreement with the State Fund 38978, which supports CIPs 52-274.0 (Balboa Ave.) and 52-209.0 (Rosecrans Ave.).

PREVIOUS COUNCIL and/or COMMITTEE ACTION: City Council Resolution R-294888 adopted May 22, 2001.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: N/A

KEY STAKEHOLDERS AND PROJECTED IMPACTS: The City's Transportation Department will benefit in receiving needed funding for the maintenance of Rosecrans and Balboa Avenues, and the City Heights Community will receive additional real estate necessary for future redevelopment projects.


James F. Barwick, CCIM
Director, Real Estate Assets


William Anderson, FAICP
Deputy Chief & Operating Officer
City Planning Development

002289

PROPERTY INFORMATION SUMMARY

NWC El Cajon Blvd & I-15 (40th Street)

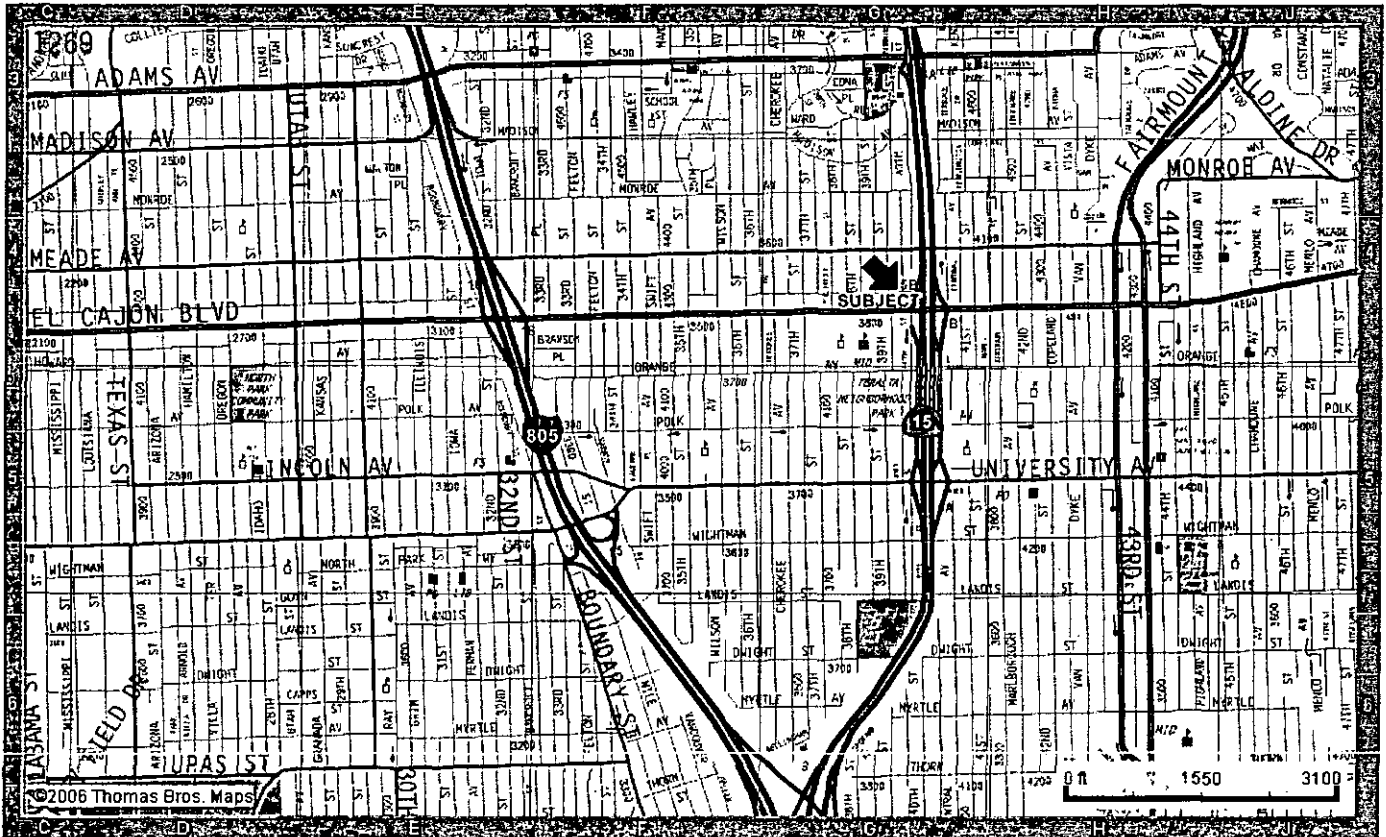
1. Location of Property: NW Corner of El Cajon Boulevard and I-15 (40th Street).
2. Legal Description: W.P. Herbert's Subdivision, Block 48, Lots 25-28 Portions
3. Council District: 3
4. Assessors Parcel Number: 447-202-31 & 32
5. Thomas Bros Map: 1269-G4
6. Size of Parcel: 0.474 acre; 20,650 square feet
7. Improvements: None- vacant lot
8. Community Plan / Designation: Mid-City, Normal Heights / General Commercial and Mixed-Use Residential
9. Zoning/Allowed uses: CUPD-CU-2-4, Central Urbanized Planned District
10. Date of acquisition: 9-13-2001
11. Acquisition Purpose: I-15 Redevelopment Core- State surplus property
12. Price at acquisition (if known):
13. Origin of funds at acquisition (if known): Part of multi-site State conveyance
14. Selling Price: \$1,383,550
15. Distribution of Proceeds: Fund 38978, which supports CIPs 58-274.0 (Balboa Ave.) and 58-209.0 (Rosecrans Ave.)
16. Reason for Sale: In excess of City needs.
17. Comments: Located in the City Heights Redevelopment Project Area.
18. Property file: Q542-1 & Q543-1

DUE DILIGENCE

The property will be sold "as is" with no warranties, usage or conditions (physical or otherwise), written, implied or expressed by the City of San Diego and its agents or employees. You are basing your purchase on the offered property solely on your findings and research, and that you have satisfied yourself as to the zoning, usage, physical condition inside and out, size and other information that might affect your decision to purchase this property. The information contained in the marketing materials is believed to be correct, however, the City of San Diego assumes no responsibility or liability for its completeness or accuracy.

002291

LOCATION



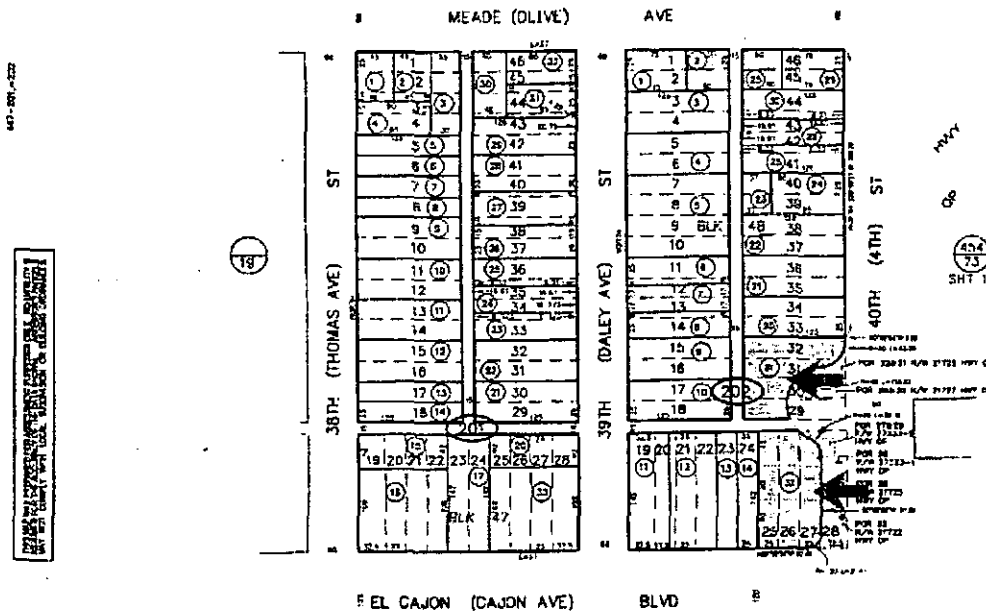
08

Parcel: 447-202-31-00
Situs: 40TH ST, SAN DIEGO CA
447-20

1"=100'

11/11/00 ASW

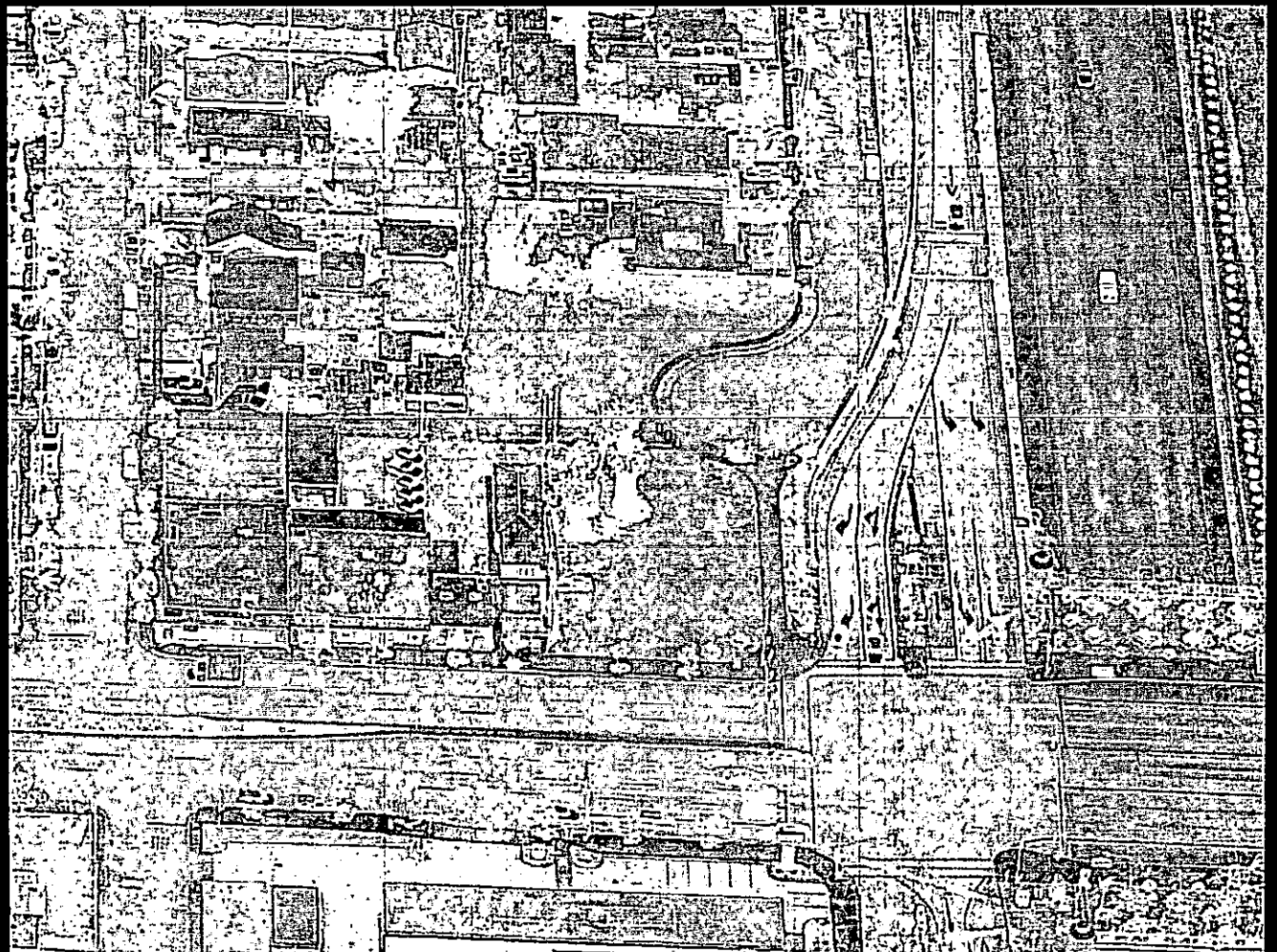
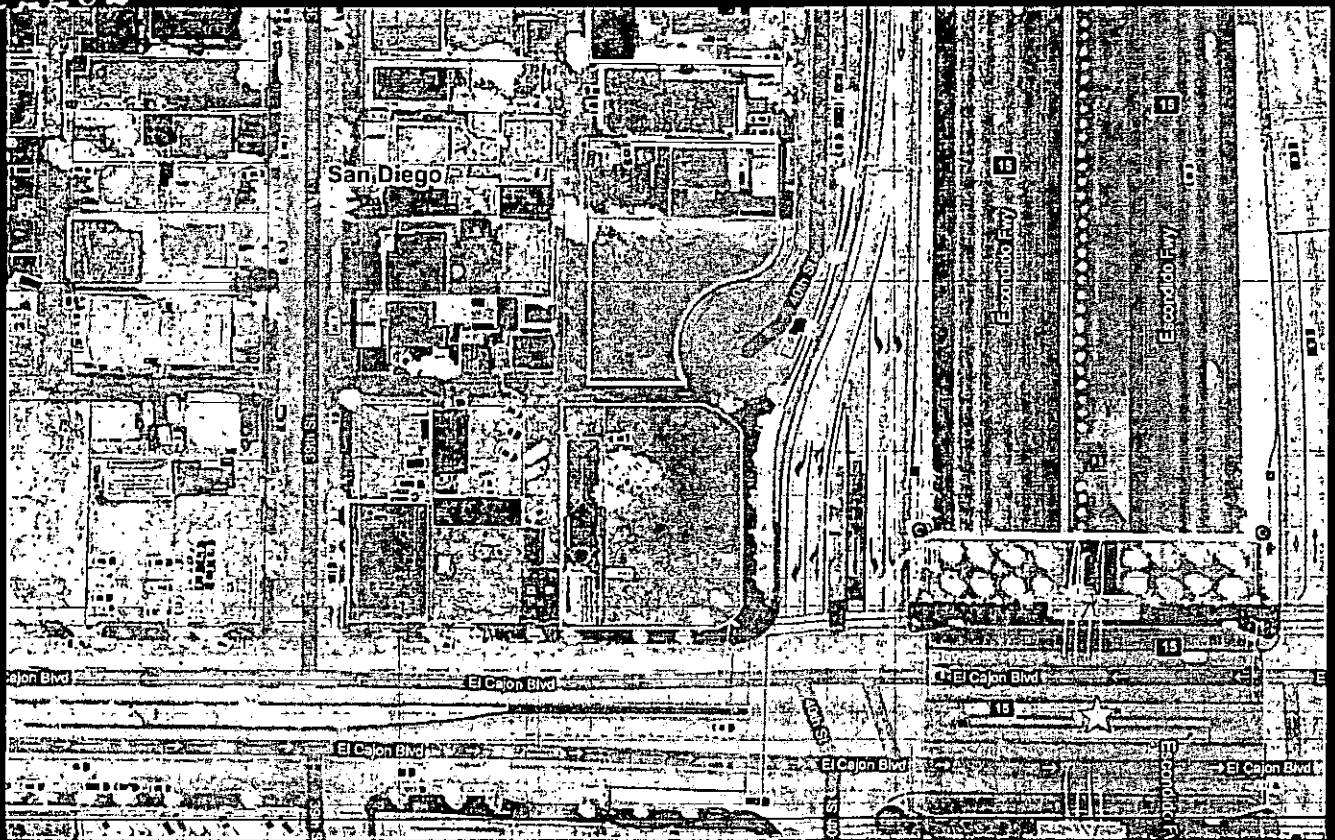
CHANGES	
BLK OLD	NEW/REV CUT
202	202
203	203
204	204
205	205
206	206
207	207
208	208
209	209
210	210
211	211
212	212
213	213
214	214
215	215
216	216
217	217
218	218
219	219
220	220
221	221
222	222
223	223
224	224
225	225
226	226
227	227
228	228
229	229
230	230
231	231
232	232
233	233
234	234
235	235
236	236
237	237
238	238
239	239
240	240
241	241
242	242
243	243
244	244
245	245
246	246
247	247
248	248
249	249
250	250
251	251
252	252
253	253
254	254
255	255
256	256
257	257
258	258
259	259
260	260
261	261
262	262
263	263
264	264
265	265
266	266
267	267
268	268
269	269
270	270
271	271
272	272
273	273
274	274
275	275
276	276
277	277
278	278
279	279
280	280
281	281
282	282
283	283
284	284
285	285
286	286
287	287
288	288
289	289
290	290
291	291
292	292
293	293
294	294
295	295
296	296
297	297
298	298
299	299
300	300



San Diego County
Assessor's Map
1004 647 PAGE 20

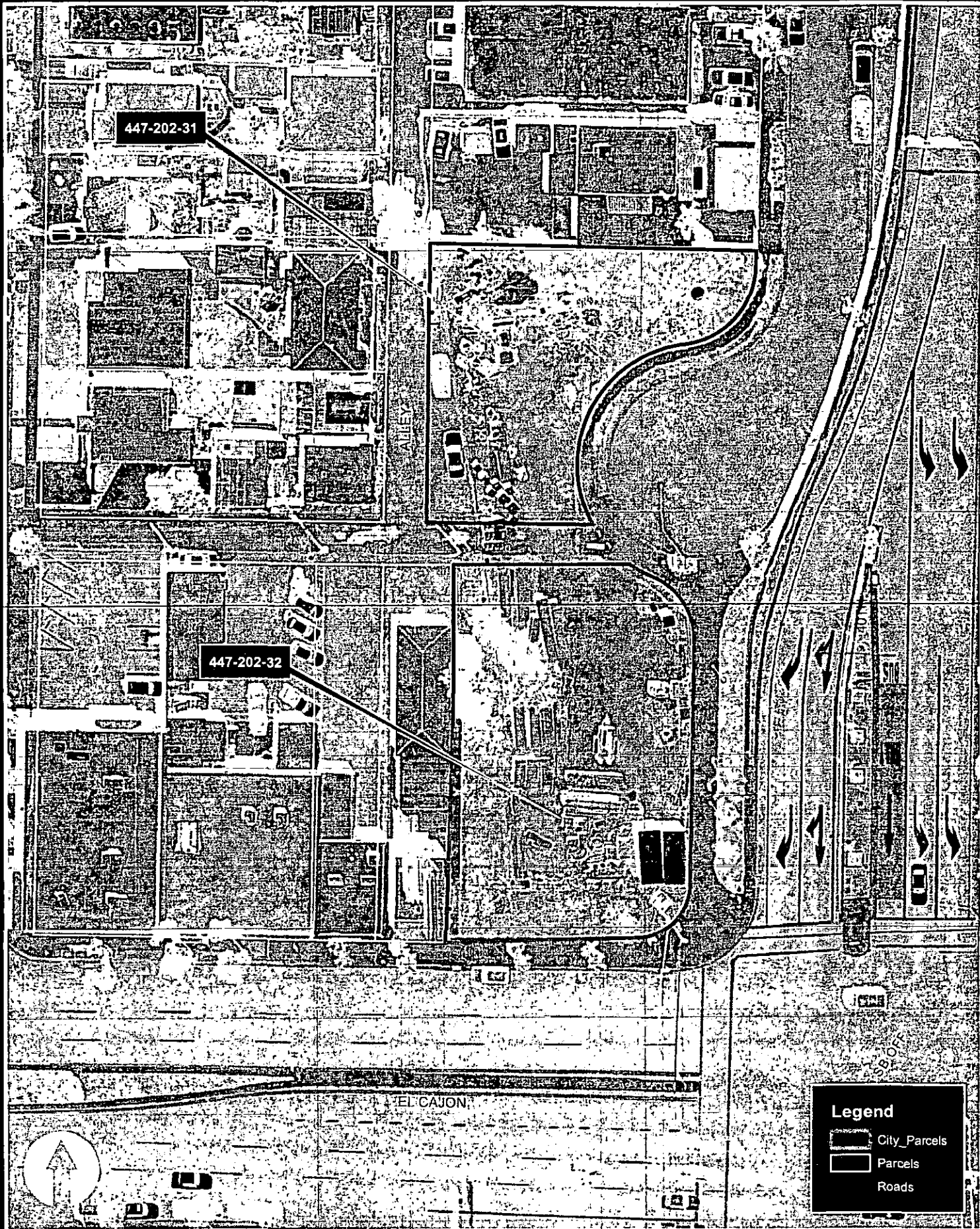
MAP 1108 - HERBERT'S SUB REFILED

002292



ATTACHMENT "A"

NAME	FILE#	APN	USE	SIZE/SF	SIZE/ ACRES	DIST	Price Per SF	PURCHASE PRICE	BROKER	COMMISSION
NWC El Cajon Blvd/40th St	Q542-1	447-202-31	Vacant Lot	8,596	0.197	3	\$67	\$575,932	N/A	0%
NWC El Cajon Blvd/40th St	Q543-1	447-202-32	Vacant Lot	12,054	0.277	3	\$67	\$807,618	N/A	0%
Total:								\$1,383,550		



Every reasonable effort has been made to assure the accuracy of this map. However, neither the SanGIS participants nor San Diego Data Processing Corporation assume any liability arising from its use.

This map contains information from the San Diego Association of Governments (SANDAG) Regional Information System. This map cannot be reproduced without the written permission of SANDAG.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

This map contains information which has been reproduced with permission granted by Thomas Brothers Map Company. PROPRIETARY INFORMATION: The use of this information is permitted to sublicense agreement only. Any resale or relicensing of this information is prohibited, except in accordance with such sublicensing agreements.



READ 05-14-08

RESOLUTION NUMBER R-294888

ADOPTED ON MAY 22, 2001

BE IT RESOLVED, by the Council of the City of San Diego, that the City Manager is hereby authorized to enter into a COOPERATIVE AGREEMENT with the State of California to accept State Route 209 from its junction with Interstates 5 and 8 at Camino del Rio West to Cabrillo National Monument, and the transfer of State Route 274 (Balboa Avenue) from Interstate 5 to Interstate 15, as more particularly described in City Manager Report No. 01-098, dated May 16, 2001, and in the COOPERATIVE AGREEMENT, on file in the office of the City Clerk as Documents No. RR-294888-1 and RR-294888-2, respectively.

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to accept the transfer of seven excess parcels in the State Route 15/40th Street corridor from the State of California.

BE IT FURTHER RESOLVED, that the entire \$8,156,000 be put into a quasi endowment fund that can only be spent on Capital Improvements and maintenance on State Route 274 and State Route 209; and if the parcels of land are sold, that money will go into the infrastructure fund.

APPROVED: CASEY GWINN, City Attorney

By _____
Elmer L. Heap, Jr.
Deputy City Attorney

SHS:smf
05/09/01
05/24/01 REV.
Or.Dept:Transp.
R-2001-1549
Form=proclaim.res

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR TWO PARCELS IDENTIFIED AS ASSESSOR PARCELS 447-202-31 AND 447-202-32.

WHEREAS, in May 2001, the City Council [Council] approved a Cooperative Agreement with the State of California for the transfer of State Route 209 [Rosecrans Avenue] and State Route 274 [Balboa Avenue] to the City of San Diego [City]; and

WHEREAS, the City accepted seven parcels of excess State land for the eventual sale of the parcels for the maintenance of those portions of then State Route 274 and State Route 209; and

WHEREAS, the Real Estate Assets Department staff has reviewed and approved the negotiated value of \$1,383,550 for the two parcels;

WHEREAS, the parcels, Assessor Parcel Numbers 447-202-31 and 447-202-32, are needed for a public purpose; NOW, THEREFORE,

BE IT RESOLVED, the Mayor or his designee is authorized to sell two parcels, Assessor Parcel Numbers 447-202-31 and 447-202-32, to the City of San Diego Redevelopment Agency; and

BE IT FURTHER RESOLVED, that the Auditor and Comptroller, or his designee, is authorized to accept and deposit \$1,383,550 into Route 209 and 274

Cooperative Agreement with the State Fund 38978, which supports CIP 52-274.0

(Balboa Avenue) and CIP 52-209.0 (Rosecrans Avenue).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Todd Bradley
Deputy City Attorney

TB:bas

11/18/08

Or.Dept: READ

R-2009-680

MMS #6203

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor